

# *Call for Interest:* **A National Park for the Arts**



## **Blow-Me-Down Farm**

Saint-Gaudens National Historic Site

*at*





# The Vision: A National Park for the Arts

In 2010, Saint-Gaudens National Historic Site acquired the Blow-Me-Down Farm. Situated on a 42-acre mosaic of open fields and shaded woodlands, nine historic structures dot the landscape, including the 11-bedroom main house (called the Casino) and a 17,000-square-foot bank barn, one of the largest structures in the town of Cornish, New Hampshire. The farm was the home of attorney and arts patron Charles Beaman who first attracted sculptor Augustus Saint-Gaudens to Cornish in 1885, leading to the birth of the Cornish Colony of artists.

With Blow-Me-Down Farm as a focal point, the National Park Service is seeking to facilitate the creation of an entirely new concept in America; what we are calling a **National Park for the Arts**. With the diversity of artistic media represented by the Cornish Colony, Blow-Me-Down Farm provides an opportunity to interpret the arts in general and the Colony in particular and create opportunities for artists and the public to engage in creative and artistic pursuits that celebrate the nation's artistic heritage. The Saint-Gaudens National Park for the Arts is planned to be a place where artists can create new works and where visitors can learn about the arts, see art created by artists of different stripes, and participate in the creation of art themselves.

The arts (painting, sculpture, writing, theatre, music, etc.) have long been the social fabric of America and yet only a small handful of this nation's 407 National Park units

focus on individual artists. With the addition of Blow-Me-Down Farm to Saint-Gaudens National Historic Site, the park now has a mission-based connection to a broad spectrum of different artistic disciplines, from painting and sculpture to dance and drama and even crafts and historic preservation.

We cannot achieve this vision for building this National Park for the Arts alone; and we wouldn't want to if we could. Just as the Cornish Colony was a collaborative environment where the greats of the late 19th and early 20th centuries worked in concert to imagine a new future for America, this National Park for the Arts can only be achieved with the involvement of dedicated partners with levels of expertise that complement the skills in which the National Park Service excels. We need the help of interested organizations and individuals who would like to partner with us to achieve this uniquely American goal.



# About the Cornish Colony

In 1885, enticed by the peaceful atmosphere, sculptor Augustus Saint-Gaudens arrived in Cornish, New Hampshire to set up a summer studio. Joined by his family and a small group of studio assistants, Saint-Gaudens was working on a new commission, a monument to Abraham Lincoln. Saint-Gaudens' friend and attorney, Charles Beaman, promised the sculptor that there were many "Lincoln-shaped men" to use as models and rented Saint-Gaudens the house and lands that are now preserved as the core of Saint-Gaudens National Historic Site. Intending to stay only one summer, Cornish grew on the Saint-Gaudens family and they eventually purchased the house and grounds from Beaman.







With that one simple invite to Saint-Gaudens, Charles Beaman created what would become the Cornish Colony of artists. First with a trickle of close friends of Saint-Gaudens and soon thereafter with a flood of artistic and thought leaders of every persuasion, artists rushed to Cornish, built houses and studios, and created a collaborative community that would drive the evolution of arts and culture in the US around the turn of the 20th century.

The Cornish Colony is sometimes referred to as the American Renaissance. The colonists were at the cutting edge of their professions and collectively created an environment for social changes that established a new America at the turn of the 20th century. A unique circle of friends including sculptor Augustus Saint-Gaudens, painter Maxfield Parrish, author Percy

MacKaye, dancer Isadora Duncan, naturalist Ernest Harold Baynes and hundreds of others, lived, worked and were inspired by the spectacular scenery that Cornish had to offer. Represented by varying disciplines in sculpture, painting, theater, dance, literature, photography, architecture, jurisprudence, and the natural environment, the colonists had their fingers on the pulse of 19th century America as it transformed into the world we know today.

But the colony was not all about work. Regularly, the colonists would gather together to collaborate on artistic projects. For theatrical productions, for example, different colonists would write the script, compose the score, choreograph the dance, direct the performance, play in the orchestra and paint the scenery. This collaborative, multidisciplinary spirit is one of the hallmarks of the Cornish Colony that we wish to capture as part of this National Park for the Arts concept.





# Purpose: Call for Interest

Through this Call for Interest, the National Park Service is seeking a preliminary indication of interest or intent from organizations wishing to participate in and contribute to this vision for helping create the country's first National Park for the Arts. This is an important first step for preparing for the future of Blow-Me-Down Farm and we invite all interested individuals and organizations to respond.

This Call for Interest is being conducted to:

- ⦿ Provide the National Park Service with valuable information on viable programmatic concepts for Blow-Me-Down Farm.
- ⦿ Inform the public and organizations as early as possible on opportunities to be involved in this vision and to lease relevant buildings.
- ⦿ Encourage prospective partners and tenants to understand the vision for Blow-Me-Down Farm to prepare for partnering or tenancy.
- ⦿ Allow time to strengthen proposals by identifying submissions of similar intent and direction and, when desired, helping to create associations among respondents with similar proposal objectives.
- ⦿ Help formulate conditions associated with the partner/tenant selection process.





## **Call for Interest Response Deadline: November 30, 2015**

This booklet describes the overall features of Blow-Me-Down Farm and the specific resources available to prospective tenants and partners. Complete instructions for submitting a written response to the National Park Service by November 30, 2015, are on page 35 of this document.

### **Tenant/Partner Selection Process**

Though it is not mandatory to respond to this Call for Interest in order to be considered as potential partners or tenants at Blow-Me-Down Farm, it is highly desirable to do so for the reasons stated at right. This Call for Interest is not a formal request for proposals and does not demand the level of detail typical of such a solicitation.







# Why Respond to this Call for Interest

The National Park Service is very interested in receiving responses to this Call for Interest and encourages those parties with viable concepts consistent with the guidelines within this document to make their interest in partnering with the National Park Service known through this process.

Response to the Call for Interest is an important step in establishing an ongoing dialog with the National Park Service about creating a partnership. Responding organizations can not only present their programs and concepts to the National Park Service, but also indicate the serious nature of their response and the strength of their organizational and financial capabilities. Responses can also signal any special needs and interest that would affect their ability to become a partner or tenant.

Specific benefits of responding to this Call for Interest include:

- ⦿ Thorough orientation to Blow-Me-Down Farm technical information and use opportunities. This will help respondents prepare for the future tenant selection process;
- ⦿ Receipt of a summary of responses to the Call for Interest. This will help organizations envision the range of programs submitted and identify potential areas of collaboration;
- ⦿ An ability to stay informed about Blow-Me-Down Farm opportunities. By establishing interest now, respondents will be contacted during the planning process about other steps leading to tenant and partner selection; and
- ⦿ A greater chance that respondents' concepts will be viable by helping influence the planning direction and the future conditions of tenancy.



The background of the page is a scenic landscape photograph. In the foreground, there is a green grassy field with a low, rustic stone wall. Behind the wall is a dense field of green plants, possibly a vineyard. In the middle ground, a calm river flows through a lush green valley. The far bank of the river is covered in dense forest. In the background, a large, rounded hill or mountain rises, also covered in forest. The sky is bright blue with scattered white clouds. The title text is overlaid on the upper portion of the image.

# The Future of Blow-Me-Down Farm

Throughout its history, the National Park Service has preserved our nation's most significant cultural and natural resources. At Blow-Me-Down Farm, the National Park Service and our park partners identified through this Call for Interest can extend this traditional role to address some of the compelling needs of our time—broadening our connection to the arts and the role of the arts in the development of American society.





Situated on 42 acres with frontage on the Connecticut River and expansive views towards Mount Ascutney and the hills of Vermont, Blow-Me-Down Farm has been inspiring artists for more than a century. The artists of the Cornish Colony flocked to this place and built their houses to take advantage of this view. But no Cornish Colony house has views as expansive as those from Blow-Me-Down Farm. The farm became a gathering place where some of the most creative minds in America came to recharge and become inspired. This creative power is still palpable at Blow-Me-Down Farm today.

In 2014, the National Park Service completed a public planning process for Blow-Me-Down Farm which resulted in a Site Management Plan. Through this plan, the public and the NPS identified artistic, heritage preservation and educational uses of the farm to be the highest and best use of the property. Thus, through this Call for Interest, we are now looking for partners who are willing and interested in joining the National Park Service in creating the country's first National Park for the Arts in the heart of one of the most inspiring artistic landscapes in the country.

This National Park for the Arts vision can take many potential forms. Working with partners, the Saint-Gaudens National Park for the Arts could become known as a center for artist education programs or artist residencies. It could become a more formal school for art student instruction in a national park environment with access to an outstanding fine arts museum collection. The buildings and grounds provide many potential venues for musical or theatrical productions and the farm could become a regular home for such productions. The farm could be a venue for museum exhibits and other types of exhibits to educate the general public about the arts in general or the Cornish Colony in particular. It could be a center for crafts or historic preservation work. Or it could include components of all of these. The farm contains a variety of building sizes and types that could be adapted for a variety of uses and multiple partners can be involved in this process.



# We Need You to Realize this Vision

The National Park Service recognizes that we can't meet this vision alone. Partners will be critical players in achieving the future promise of Blow-Me-Down Farm. Partner projects and programs will be what enliven the Farm with new uses—uses that will be complementary to the collaborative and innovative spirit of this new National Park for the Arts concept.

Potential park partners are encouraged to consider what programs they could offer at Blow-Me-Down Farm. The most successful programs will be designed to meet as many of the following objectives as possible:

- ⦿ ***Support Blow-Me-Down Farm's and Saint-Gaudens NHS's purpose as a national park.*** The National Park Service mission at Blow-Me-Down Farm is to preserve the farm's significant resources and make them available for public enjoyment while promoting and providing opportunities for arts education, arts performance and heritage preservation. Programs at the farm should enhance visitor experience, promote artistic creation and provide some level of access to the farm and its diverse stories to the public.
- ⦿ ***Respect Blow-Me-Down Farm resources.*** The farm's scenic, cultural and natural resources are protected by law. Additionally, the farm will be enhanced by projects that respect its intrinsic park qualities as well as the rural character that surrounds the farm in the Cornish area. The conduct of future tenants and partners should be environmentally responsible and harmonize with these purposes and values.
- ⦿ ***Lend national and international distinction.*** The National Park for the Arts concept is the first of its kind in America and we are actively seeking partners who are interested in raising their profile on the national or international arts scene.
- ⦿ ***Relate to concepts developed in the planning process.*** The National Park Service planning process has defined some broad program concepts that have a positive match with Blow-Me-Down Farm. These include artist education programs, art studio space, art schools, museum display and education space, venues for performances and other broad artistic and educational and historic preservation uses. Successful programs will show some connection to these broad concepts.







- ◉ ***Be financially feasible.*** The National Park Service is seeking partners and tenants with organizational and financial capabilities needed to operate their programs and undertake capital investments.
- ◉ ***Be appropriate in scale.*** Blow-Me-Down Farm includes nine historic buildings with tens

of thousands of square feet of interior space plus an additional ten acres of outdoor space not currently under agricultural lease. The National Park Service is looking for suitable tenants to occupy this space. Though tenants may submit proposals to occupy all of the buildings, tenants may also submit proposals for single buildings as well.



# Guiding Principles

The National Park Service has developed a set of principles to guide the development of Blow-Me-Down as a National Park for the Arts. The principles do not describe specific physical changes, upgrades or activities; rather, they provide goals to pursue as the farm is converted into a park. The guiding principles were derived from public input during the planning process, technical advice from advisory authorities and federal legislation and policies.



**Site Qualities:** Blow-Me-Down Farm is a distinctive landscape that has beguiled artists for more than a century. We seek to emphasize this setting as an inspirational landscape and balance future uses with the scenic, rural character of Blow-Me-Down Farm in particular and Cornish in general.

**Visitor Experience:** Blow-Me-Down Farm is a public property and providing a quality experience to visitors to the farm is an important element of the National Park Service mission. We seek to create an accessible environment for learning, recreation, enjoyment and artistic creativity in a variety of different forms.

**Resource Conservation and Preservation:** The buildings and lands at Blow-Me-Down Farm are listed on the National Register of Historic Places as nationally significant. We seek to retain the historic character of these buildings and landscape, protect and enhance scenic and natural resources and pursue innovative landscape and building rehabilitation strategies for the farm.

**Access and Circulation:** We have an obligation to make the buildings and lands at Blow-Me-Down Farm accessible to as large a population as possible. We seek to facilitate visitor orientation, improve pedestrian access and circulation and manage automobile use.

**Administration:** Blow-Me-Down Farm is part of the Saint-Gaudens National Historic Site which is part of the overall administrative structure of the National Park Service. We seek to develop a clear management structure and support system that makes sense but also adheres to our core management principles. We also seek to make it as easy for organizations to partner with the National Park Service as possible.



# Blow-Me-Down Farm Buildings: Opportunities for Park Partners



With 42 acres of parklands, unparalleled vistas towards the Connecticut River, Mount Ascutney and the hills of Vermont and a variety of buildings of different sizes, Blow-Me-Down Farm is an inspiring landscape full of potential. The farm boasts two houses, one very large barn, a large open Dance Hall, a gristmill, and five multi-use outbuildings. In total, these buildings offer nearly 30,000 square feet of space. Core infrastructure includes water and septic systems which the National Park Service is engaged in upgrading.

The farm is beautifully set in a tranquil, rural environment; however it is only a short drive to the full service communities of Windsor, Vermont (2 miles) and Claremont (12 miles), Lebanon (13 miles), and Hanover (20 miles) New Hampshire. The farm sits adjacent to a New Hampshire State Highway and offers easy driving access to Interstates 89 (to Manchester, New Hampshire, and Boston, Massachusetts to the south and Burlington, Vermont, and Montreal, Quebec, Canada to the north) and 91 (Hartford, Connecticut, and New York City, New York, to the south). Manchester, New Hampshire, offers the nearest large airport only 90 minutes away. The Upper Connecticut River Valley is ranked as one of the most livable places in New Hampshire.



## Preservation Incentives

The National Park Service has an active historic properties leasing program. This innovative program balances the occupancy needs of tenants with the rehabilitation and adaptive reuse needs of the historic structures that they are occupying. Under this program, qualified entities may lease and occupy historic properties for fair market value. Instead of remitting a rental payment to the National Park Service, the entity may abate their rent with rehabilitation work performed on the buildings that they are leasing. This arrangement benefits both the tenant and the historic building they are occupying.

Additionally, Blow-Me-Down Farm is listed on the National Register of Historic Places. Because it is listed, rehabilitation work occurring at the farm may qualify for the National Park Service Historic Tax Credit Program if the rehabilitation meets program standards. Rehabilitation work that meets the program standards would qualify for a tax credit of up to 20% which may be used by the tenant or, if the tenant is a tax-exempt organization, conveyed to a third party.

These and other incentives can combine to make Blow-Me-Down Farm a very attractive option for a partner who would like to help contribute to our vision to make a distinctive new National Park for the Arts.







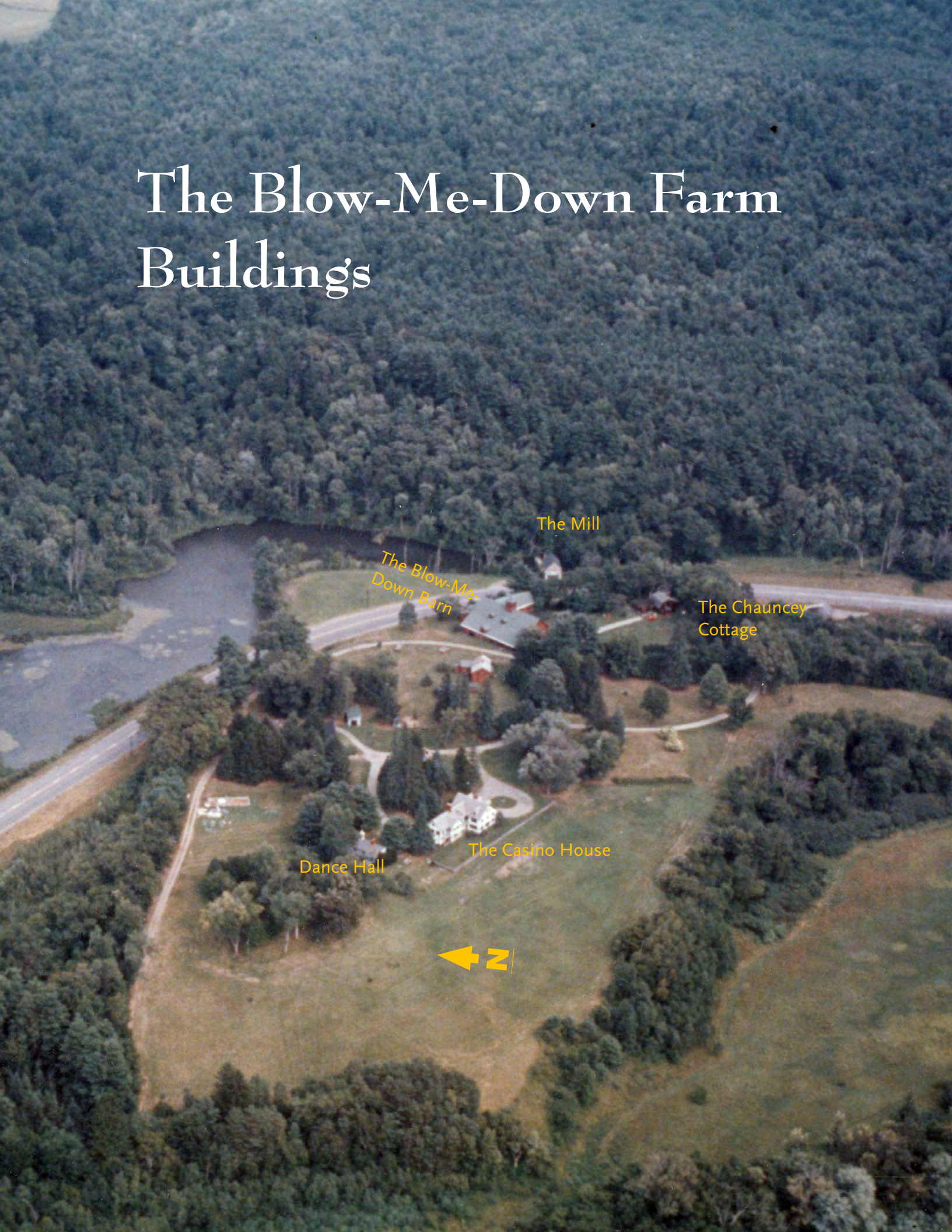
## Special Information

This section contains information about buildings at Blow-Me-Down Farm that may be helpful to potential partners in considering its future use potential. In particular, it includes estimates for net cost for building stabilization. The National Park Service has defined stabilization to mean bringing a building up to a “serviceable level” for use. These are Class C estimates, which are conceptual level estimates for early-stage planning. As we cannot predict the exact type of use that a partner may envision, these estimates do not take into account stabilization and rehabilitation that may be necessary if the occupancy class of a building changes from its current designed use.

Building stabilization costs are based upon a preliminary condition survey of the Blow-Me-Down Farm buildings conducted by the National Park Service Historic Architecture, Construction and Engineering Center in 2011. Building components examined included foundations, structural systems, exterior shells, interiors, roofs, plumbing, electrical and heating systems, and first floor accessibility. These costs do not include any costs for treatment or management of hazardous materials, costs for full rehabilitation or renovation for current or new uses, or other similar upgrades.



# The Blow-Me-Down Farm Buildings



The Mill

The Blow-Me-Down Barn

The Chauncey Cottage

The Casino House

Dance Hall







# The Casino House

The Casino was one of two houses that the Beaman family lived in at Blow-Me-Down Farm. The original 1880 Blow-Me-Down (pictured bottom right) cottage burned to the ground in the early 1920s. The Beamans rebuilt with a combination of new construction and adaptively reused old construction.



The oldest portion of the Casino (the southern elevation of the building) dates to the late 1700s and was used by the Beamans and Cornish Colonists as a game room and casino (hence the name of the house today). The Beamans added an ell to this building during the 1920s restoration following the fire that took the 1880s house. Today, the Casino is a 2-1/2 story post and beam, wood framed structure with a full basement, gabled roof with standing seam metal cladding, and painted wood shingle siding.





*Inside of the building*, the Casino's 6,000 square feet includes five bathrooms, and 20 other rooms including an enormous kitchen with stainless steel, commercial-grade appliances and countertops, a large dining room, an enormous living room, a downstairs office, and eight bedrooms of various sizes. The recently upgraded basement has concrete walls, ten-foot ceilings and access to utilities. The building is serviced by an artesian well. Septic service is being upgraded by the National Park Service.







## Concepts for Use

The Casino is an ideal building for a variety of different uses that could advance our vision for a National Park for the Arts. The building could be adapted into a series of artist studios, classrooms, student dormitories, museum display spaces, or other similar uses with additional room for office or administrative space.

### Basic Specs:

- 6,000 square feet
- 8 bedrooms
- 5 bathrooms
- 12 other rooms
- Wired for electricity
- Oil-fired boiler
- Water supply and plumbing

### Estimated Cost of Building Stabilization:

**\$392,500**



# The Blow-Me-Down Barn

## Basic Specs:

17,970 square feet

Currently configured as two levels with potential open expansion space into a third level.

Not currently electrified but access to electricity is nearby

Not currently plumbed but a new well to serve this building is nearby.

No heating or cooling system

## Estimated Cost of Building Stabilization:

**\$147,300**







The Blow-Me-Down Barn is one of the largest buildings in the town of Cornish. It was built in 1885 as part of a community barn raising event for which the Beamans' paid their assistants with a huge picnic when the framing was complete. Historically, the barn was used for storage of hay and grain. Two partially plastered internal grain silos exist inside, as does a drive-up scale for measuring tonnage of hay or grain deposited. Previously, the barn had an ell coming off of the southern elevation that would have housed livestock; the ell was removed in the 1950s.

At 17,970 square feet, the barn is an enormous structure. The basement is a combination of unfinished, dirt-floor storage as well as concrete floored horse paddocks. The main floor has original wooden flooring with exposed rough-cut timber boards. Stairs provide access to a third level as well as to the cupola. The post and beam wood frame structure is supported by concrete and fieldstone foundation walls and clad with exterior wooden clapboard siding. An asphalt shingle roof was replaced within the last 10 years. The building is not presently sealed from pests and an integrated pest management and relocation plan would be required.

## Concepts for Use

The Blow-Me-Down Barn is large enough for many uses. The cavernous interior spaces could be used for performances of music or theatre. The interior space could also be partitioned into smaller rooms to be used as artist studios or classrooms. There are several exterior spaces that could also be used as stages for outdoor performances.



# Blow-Me-Down Mill

## Basic Specs:

2300 square feet

2 large rooms

1 large attic room

1 bathroom

Currently there are no utilities  
feeding the building

## Estimated Cost of Building Stabilization:

**\$225,000**





Blow-Me-Down Mill is a rectangular, gable front building dating to 1891. The building was historically used as a gristmill; though the penstock still exists in the basement of the structure, the milling machinery was removed from the mill many years before it became part of the park. The mill was designed by architect Joseph Morrill Wells of the well-known architectural firm McKim, Mead, and White.

The mill today consists of 2.5 floors totaling 2,300 square feet of space. The building is a combination of wood framing and fieldstone walls with a foundation built directly into the adjacent millpond dam. The building faces directly onto New Hampshire State Road 12A adjacent to a public parking area.

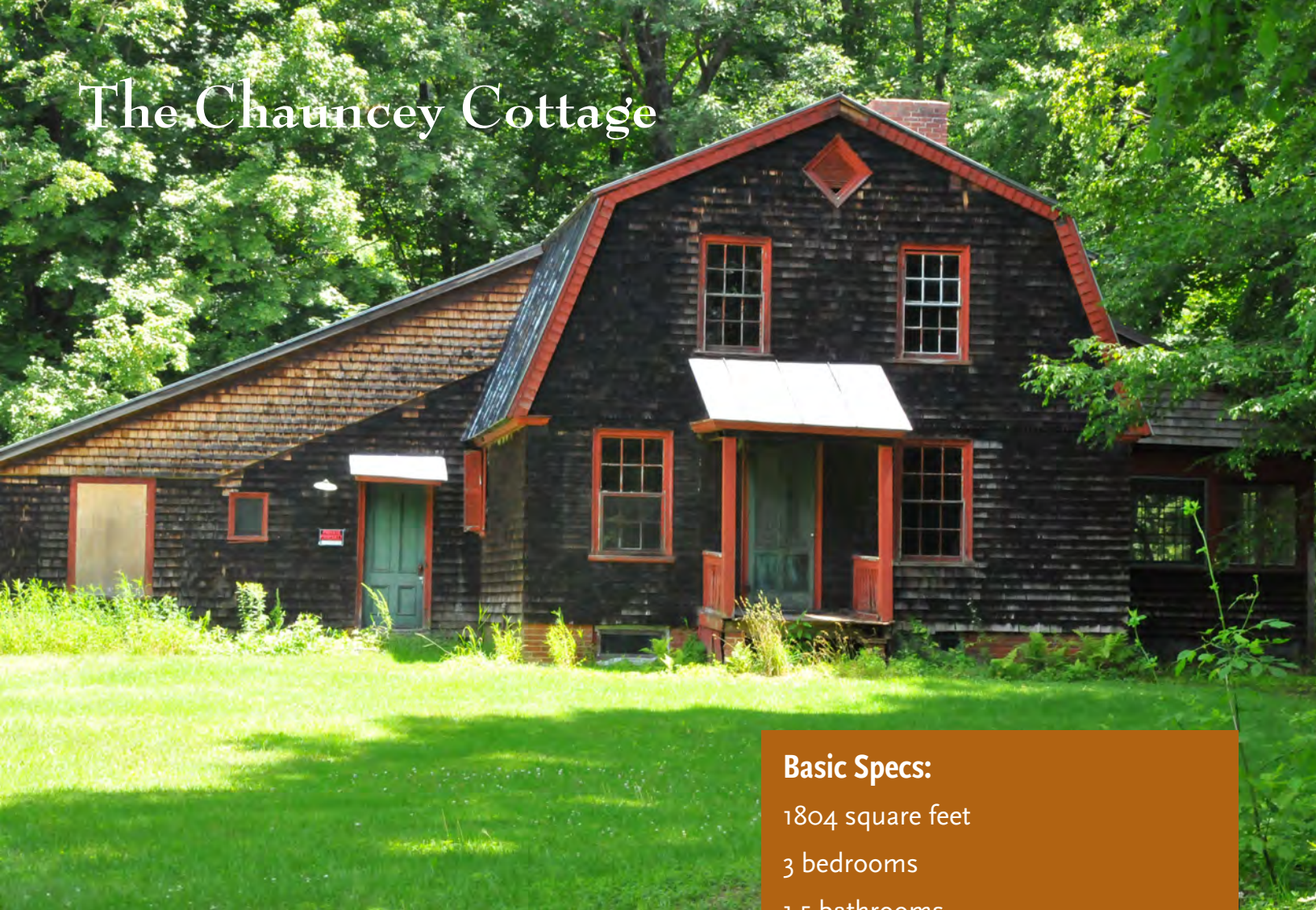
### Concepts for Use

Blow-Me-Down Mill would make a wonderful classroom or studio space or an area where the natural history of the surrounding area could be interpreted. Because the building is located in the floodplain, it is not suitable for museum gallery space or living space.





# The Chauncey Cottage



The Chauncey Cottage is a reasonably sized, three-bedroom, 1.5 bath house dating to around 1900. The cottage was used historically as housing for a caretaker or farm helper. It was occupied as recently as 2008.

The cottage is a two story, wood frame structure with concrete foundation, wood shingle siding and a standing-seam metal roof. A glassed porch comes off the southern elevation and the building faces onto an open field. The National Park Service will install a new well feeding this structure in 2015 and a new septic system will follow. The ground floor contains a living room, dining room, kitchen, half bath, glassed porch, and attached wood shed. The upper level consists of three bedrooms and a full bath.

## Basic Specs:

1804 square feet

3 bedrooms

1.5 bathrooms

5 other rooms

Oil-fired boiler for heating

Electricity

New water supply in 2014

New septic system forthcoming

## Estimated Cost of Building Stabilization:

**\$293,050**

## Concepts for Use

The cottage could be used as a support building for program offices, or as living space as a dormitory for visiting artists. The sunroom could be used as a studio.







# Blow-Me-Down Farm Outbuildings



## Estimated Cost of Building Stabilization:

Chauncey Garage: \$85,000

Blacksmith Shop: \$75,000

4-Bay Closed Shed: \$100,000

3-Bay Open Shed: \$52,000

Playhouse: \$0

(fully rehabilitated by NPS)





In addition to the main buildings which comprise the bulk of the square footage of the site, Blow-Me-Down Farm has five smaller outbuildings that served a variety of utilitarian uses during the historic period.

**Chauncey Garage:** The Chauncey garage is a small, 1-1/2 story post and beam structure with clapboard siding and a new metal roof. It is equipped with electricity but no plumbing or heating and is 320 square feet in size. Historically it was used as both a garage and storage area.

**Blacksmith Shop/Chicken Coop:** The blacksmith shop is a one story, post and beam structure with clapboard siding, a fieldstone foundation and a new metal roof. It is equipped with electricity but no heating or plumbing and is 450 square feet in size. The building has received some recent improvements from the NPS, including replacement of a rotted sill, rehang of the main door, a new garage door, and a new metal roof. Historically the building has had a variety of uses, including as a blacksmith shop, chicken coop and artist studio.

**4-Bay Closed Shed:** The 4-bay shed is a one story, post and beam structure with clapboard siding, fieldstone pier foundation and a metal roof. It is equipped with electricity but no heating or plumbing and is 880 square feet in size. Historically the building was used for storage.

**3-Bay Open Shed:** The 3-bay open shed is a one story, post and beam, wood frame structure with clapboard siding, fieldstone pier foundation and a metal roof. It has no connection to utilities and is 650 square feet in size. Historically the building was used for equipment storage.

**Playhouse:** The playhouse is a one story wood frame structure with clapboard siding, cathedral ceiling and cedar shake roofing. It is an exceptionally small building at only 40 square feet but has received a full rehabilitation by the NPS in the last two years. Historically, the building was used as a children's playhouse and dates to the 1850s.

## Concepts for Use

Though these buildings were used for utilitarian purposes historically NPS is open to considering a variety of creative uses for these structures today. Any of them could be rehabilitated into one or more art studios, classroom spaces for teaching arts subjects, or exhibit spaces for displaying works of art. Other artistic uses may also be appropriate.







## Other Buildings Not Part of this Call for Interest

### *Dance Hall*

The Dance Hall is a one-story, post and beam structure with an exposed rafter, roof truss ceiling and masonry pier foundation. The exterior of the building is a combination of clapboard siding and wood shingle with a new asphalt roof. The building is 1,496 square feet in size and the interior consists of one very large room and two smaller rooms. The NPS is currently engaged in rehabilitating the Dance Hall to become the primary locus of Park Service involvement at Blow-Me-Down Farm.

Though the building is not available for long-term lease as part of this call for interest, the National Park Service does expect that the building could be made available to partners at Blow-Me-Down Farm for programmatic purposes such as arts education programs, meetings, exhibitions and other functions. The rehabilitation of the Dance Hall will result in a fully usable, three season event and meeting space with public restrooms and a kitchenette. Respondents are encouraged to identify how they might partner with the National Park Service to utilize this space.





## Resources for Respondents

Blow-Me-Down Farm is a new property for the National Park Service and, as such, there are few investigative documents that outline the history of its buildings and features. That said, the National Park Service does have some publications that can help enlighten respondents as to the historical significance of the farm and its character defining features. Some of these publications are electronic while others are available only in hard copy and may be examined by making an appointment to visit the Saint-Gaudens National Historic Site administrative office during normal business hours, Monday through Friday, at 139 Saint Gaudens Road, Cornish, New Hampshire. Advance appointments may be made by calling the park at 603/675-2175.

## Available Documents

Blow-Me-Down Farm Site Management Plan (2014) available at <http://parkplanning.nps.gov/saga>

Blow-Me-Down Farm National Register of Historic Places Nomination Form (2013), available at <http://www.nps.gov/nr/feature/places/13000802.htm>

This Land of Pure Delight: Charles C. Beaman and Blowmedown Farm by John H. Dryfhout. Published by the Saint-Gaudens Memorial, Cornish, NH, 2000, available for inspection at Saint-Gaudens NHS

Architectural survey of Blow-Me-Down Barn, available for inspection at Saint-Gaudens NHS

Survey maps of Blow-Me-Down Farm, available for inspection at Saint-Gaudens NHS

Preliminary Condition Assessment of Blow-Me-Down Farm Structures, available for inspection at Saint-Gaudens NHS

National Park Service Leasing and Partnership Guidelines, available for inspection at Saint-Gaudens NHS

## Site Visits

The National Park Service encourages respondents to see and experience the site in person. Park staff are happy to provide interior and exterior tours of buildings to potential respondents during normal business hours. Please make an appointment with the National Park Service by calling 603/675-2175.



## Questions and Answers

Q. Can responses be submitted for a project that does not yet have an organizational sponsor?

A. Responses to the Call for Interest should, at a minimum, show support of a coalition of proponents whose intention is to either find organizational backing, create a specific institution to foster their program or form an association with institutions with similar project goals.

Q. What is the extent of general rehabilitation required before occupancy?

A. Rehabilitation needs vary by structure but most structures will require at least some rehabilitation before occupancy. Preliminary estimates of stabilization costs are provided with each building description.

Q. What will be the maintenance responsibility for tenants/partners?

A. In lieu of monthly rental payments, tenants and partners would be responsible for building rehabilitation and maintenance.

Q. What support services will be provided?

A. The National Park Service will provide landscape maintenance for common areas and will provide for the care, plowing, etc. of roadways into the farm property.

Q. Can I submit responses for housing or commercial uses?

A. At this time, the National Park Service is solely soliciting responses related to the vision of the site as a National Park for the Arts. If a proposed commercial use fits within this vision, it will be entertained. If after seven years of work, we are unable to fulfill the National Park for the Arts vision, there will be future calls for interest to explore appropriate uses for the farm that are compatible with park purposes and values but that do not contribute to that goal.







## Blow-Me-Down Farm Planning Guidelines

As a unit of the National Park Service, Blow-Me-Down Farm's future is guided by the congressional purpose of this agency. The purpose, set in law in 1916, established the National Park Service to protect the nation's finest natural and cultural features and to provide for their enjoyment by the public. The National Park Service must balance preservation with use, ensuring that these national treasures are preserved "unimpaired for the enjoyment of future generations."

The National Park Service drew upon this legislative mandate as well as various other federal laws, executive orders about historic preservation, leasing of historic buildings, preservation of wildlife species and other subjects to prepare the Blow-Me-Down Farm site management plan in 2014. As a national park, Blow-Me-Down Farm and its future uses will be managed in accordance with the following guiding principles which should be taken into account in responses to this Call for Interest:

1. Those components of the historic landscape that assure and enhance the farm's historic integrity will be preserved.
2. Use of historic structures will not adversely impact the basic character and features of those structures.
3. The character of the farm's open space will be preserved and, wherever feasible enhanced or restored.
4. Natural features of the farm will be protected and, wherever feasible, enhanced or restored.
5. The farm's historic landscape will be open to the public and public uses during business hours will be encouraged.
6. Proposed uses for farm buildings should support or be compatible with National Park purposes and values and the significance and character of the site.
7. The planning process for the farm as well as the partner/tenant selection process will take a long term view.



## Applicable Laws and Policies

Various laws and policies affect future use plans for Blow-Me-Down Farm. Some of the major pieces of legislation are outlined below but a thorough analysis of their implications for future tenants and partners is not required in responses to this Call for Interest.

## Environment and Land Use

**National Environmental Policy Act of 1969 (NEPA):** Requires consideration of the environmental side effects of proposed federal actions and includes procedures to ensure that environmental information is available to decision makers and the public before actions are taken. Tenants may have to complete supplementary environmental compliance if the effects of their proposals go beyond those covered in the Environmental Assessment accompanying the 2014 NPS Blow-Me-Down Farm Site Management Plan.

**Endangered Species Act of 1973:** Requires the NPS to consult with the US Fish and Wildlife Service on projects that have the potential to affect endangered or threatened species. Various endangered and threatened species are found in proximity to Blow-Me-Down Farm, though none have been recorded on the farm property itself.

**Executive Order 11990:** Requires federal agencies to avoid impact to wetlands and establishes a policy of recognizing and enhancing wetland values. Any alteration to park wetlands would require compliance and permitting by the US Army Corps of Engineers.







## Cultural Resources and Historic Preservation

As a National Park area and a property listed on the National Register of Historic Places, the entirety of Blow-Me-Down Farm is subject to these laws and policies.

National Historic Preservation Act of 1966, as amended: Requires federal agencies to take into account the effects of their actions on properties on or eligible for the National Register of Historic Places and minimize harm to historic properties affected by their actions. Tenants using historic buildings at the farm will be subject to the Secretary of the Interior's Standards for Rehabilitation and must comply with preservation procedures established by the National Park Service.

Secretary of the Interior's Standards for Rehabilitation: Establishes guidelines for work undertaken on historic buildings and their surroundings to ensure long-term preservation of a property's significance and maintain the integrity of historic materials and features, including landscape features. Tenants occupying historic buildings at the farm must be prepared for restrictions on exterior modifications to buildings and their settings. These restrictions may also affect some interior modifications, depending upon the history of the buildings and how intact its original features are. Tenants may be responsible for defining historic features of buildings and reviewing modifications which require approval of the State Historic Preservation Officer. Tax credits for improvements that adhere to these standards may be available for organizations.

Archeological Resource Protection Act of 1979: Provides for protection of archeological resources on federal lands with special permit and disposition rules and civil and criminal penalties for violations. Any work that might affect archeological resources requires a system of surveying and archeological clearance and mitigation. At the farm, this would primarily be related to work that might involve ground disturbance.



## Disabled Access

Americans with Disabilities Act of 1990: Requires that public facilities, services, programs or employment be accessible to people with disabilities. Modifications to the farm buildings must meet disabled access provisions. Tax credits for improvements that adhere to these standards may be available.

Section 504 of the Rehabilitation Act of 1973, as amended: Requires that “no qualified individual shall, solely by reason of his or her handicap, be denied the benefits of participation in any program or activity funded or conducted by a federal agency” or beneficiary of federal assistance. Public programs and services must be made accessible to and usable by people with disabilities to the highest extent possible.

Architectural Barriers Act of 1968, as amended: Requires that every building designed, constructed or altered after the effective date shall be accessible to and usable by people with physical disabilities.

Uniform Federal Accessibility Standards: Adopted by the Department of the Interior and the National Park Service as minimum standards in building and facility design, construction or alterations. Project design may exceed the standards (e.g. ramps may be less steep, more than one stall in a restroom may be wheelchair accessible, etc.). Design exceptions may be allowed in cases dealing with historic structures.

## Business Operations

Historic Leasing: Section III of the National Historic Preservation Act allows the Department of the Interior to lease historic buildings in order to ensure their preservation. Under this section, proceeds from such leasing defray the costs of administering, repairing, maintaining or preserving historic properties.

Cooperative Agreements: The National Park Service is authorized to enter into cooperative agreements for programs within statutory park purposes.

## Other

Building Codes: Tenants and partners may be required to comply with national and local health, life safety and building codes, as applicable.





## How to Submit a Response

This Call for Interest is intended to elicit thoughtful preliminary responses that provide a solid indication of each organization's intentions and strengths. Your organization may express interest in one building or for the entire farm. However, expressions of interest should show some relationship to the arts, heritage, and education vision for Blow-Me-Down Farm as a National Park for the Arts as expressed in this document and outlined in more detail in the Blow-Me-Down Farm Site Management Plan and Environmental Assessment. The National Park Service requests receipt of all responses to this Call for Interest by November 30, 2015. Responses may be submitted electronically to:

SAGA\_Superintendent@nps.gov

or by mail to:

Blow-Me-Down Farm Call for Interest  
Saint-Gaudens National Historic Site  
139 Saint Gaudens Road  
Cornish, NH 03745





***Responses to this Call for Interest should include:***

1. Information about your organization or proposal team, such as:
  - a. Organization name
  - b. Organization point of contact
  - c. Contact information (phone, email, website, etc.)
  - d. Brief description of organization including
    - i. Type of organization (nonprofit, academic institution, government agency, corporation, foundation, etc.)
    - ii. Mission or purpose of the organization
    - iii. Current programs or services offered by the organization
2. Project Proposal
  - a. The name of the project you are proposing
  - b. A description of the project you are proposing
  - c. A listing of the Blow-Me-Down Farm buildings you would propose to use for your project and how you would propose to use the buildings.
  - d. Description of how your program is consistent with the direction and goals for Blow-Me-Down Farm as a National Park for the Arts.
- e. Description of how locating your program at Blow-Me-Down Farm will further your organizational goals.
3. Impacts to the Farm
  - a. Describe the major benefits of your program to Blow-Me-Down Farm.
  - b. Describe how your program will lend distinction to the Farm at to the National Park for the Arts concept.
  - c. Identify potential impacts such as expected level of public use, parking requirements, etc.
  - d. Estimate potential effects on the regional economy such as employment and tax revenue generation.
4. Financial Information
  - a. Identify the yearly budget for your organization.
  - b. Identify major current funding sources.
  - c. Identify potential funding sources for your proposed project.
  - d. Identify the program budget for proposed project.
5. Supplemental (optional)
  - a. Annual report for your organization
  - b. Listing of board members (if any)

